019.0	0001	0022.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	875,700	/	875,700
USE VALUE:	875,700	/	875,700
ASSESSED:	875,700	/	875,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIPES JANET L
Owner 2:	
Owner 3:	
Street 1:	96 SPY POND PKWY.
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RONKIN BRUCE -
Owner 2:	ZIPES JANET -
Street 1:	96 SPY POND PKWY.
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,435 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1408 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8435.000	303,600		572,100	875,700
Total Card	0.194	303,600		572,100	875,700
Total Parcel	0.194	303,600		572,100	875,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 621.95 | /Parcel: 621.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	13719
GIS Ref	
GIS Ref	
Insp Date	12/06/17

!1619!

PREVIOUS ASSESSMENT

Parcel ID: 019.0-0001-0022.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,600	0	8,435.	572,100	875,700	875,700	Year End Roll	12/18/2019
2019	101	FV	248,700	0	8,435.	814,400	1,063,100	1,063,100	Year End Roll	1/3/2019
2018	101	FV	267,900	0	8,435.	518,200	786,100	786,100	Year End Roll	12/20/2017
2017	101	FV	267,900	0	8,435.	473,800	741,700	741,700	Year End Roll	1/3/2017
2016	101	FV	267,900	0	8,435.	385,000	652,900	652,900	Year End	1/4/2016
2015	101	FV	261,600	0	8,435.	385,000	646,600	646,600	Year End Roll	12/11/2014
2014	101	FV	261,600	0	8,435.	350,900	612,500	612,500	Year End Roll	12/16/2013
2013	101	FV	261,600	0	8,435.	333,900	595,500	595,500		12/13/2012

PRINT

Date	Time
12/10/20	17:11:45

LAST REV

Date	Time
03/29/19	10:06:53
mmcmakin	
1619	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RONKIN BRUCE,	1480-262		11/5/2015	Estate/Div	1	No	No		
BOYD JOHN A	1256-10		7/30/2002		516,500	No	No		
	935-104		6/1/1980		88,500	No	No		Y

USER DEFINED

Prior Id # 1:	13719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2014	1505	Porch	1,300					Replace deck floor

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2017	Meas/Inspect	BS	Barbara S
1/29/2009	Meas/Inspect	294	PATRIOT
10/29/2002	MLS	MM	Mary M
11/5/1999	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8435		Sq. Ft.	Site		0	85.	0.80	2									572,096						572,100	

Total AC/HA: 0.19364 | Total SF/SM: 8435 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 572,096 | Spl Credit | Total: 572,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	168.733
Other Features:	80745
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412546
Depreciation:	108912
Depreciated Total:	303634

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

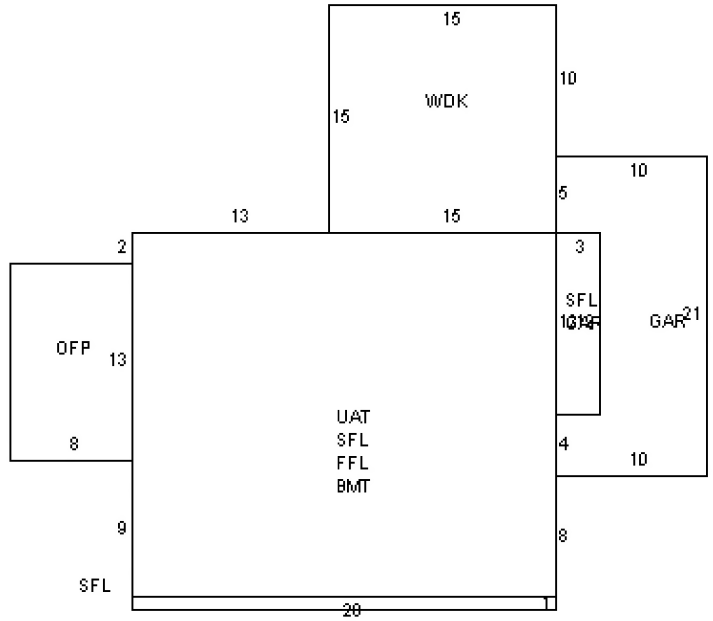
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	185.61
Special Features:	0	Val/Su Net:	108.93
Final Total:	303600	Val/Su SzAd	215.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	736	168.730	124,188
BMT	Basement	672	50.620	34,017
FFL	First Floor	672	168.730	113,389
WDK	Deck	225	10.440	2,350
GAR	Garage	210	26.900	5,649
UAT	Upper Attic	168	67.490	11,339
OFP	Open Porch	104	32.360	3,366
	Net Sketched Area:	2,787	Total:	294,298
Size Ad	1408	Gross Are	3291	FinArea 1408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

019.0-0001-0022.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	